

**Montville Planning & Zoning Commission**  
**REGULAR MEETING**  
**April 23, 2024 - 6:00 p.m.**  
**Town Council Chambers – Town Hall**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**

**AGENDA**

1. **Call to Order.**
2. **Pledge of Allegiance.**
3. **Roll Call.**
4. **Additions or Changes to the Agenda.**
5. **Minutes:** Approval of the March 26, 2024 Regular Meeting Minutes.
6. **Remarks from the public not relating to items on the agenda.**
7. **Public Hearing/Discussion & Decision:**
  - a. **Public Hearing: 24 ZC 1 – Zoning Regulation Text & Map Amendment to Add to Sections 1.3 (Definitions), 12.2.19, (LI Permitted Uses), 13.2.11(I Permitted Uses), and Add Sections 4.11.15 (Regulations Concerning Cannabis Establishments), 14B(Cannabis Overlay Zones) – Applicant:** Town of Montville Planning & Zoning Commission. *(Date of Receipt 4/23/2024 – DRD N/A – Public Hearing Opened 4/23/2024)*
  - b. **Public Hearing: 24 ZC 2 – Zoning Regulation Text Amendment to Add Section 21B (Prohibition of Retail Cannabis Establishments) – Applicant:** Town of Montville Planning & Zoning Commission. *(Date of Receipt 4/23/2024 – DRD N/A – Public Hearing Opened 4/23/2024)*
8. **Old Business:** None
9. **New Business:**
  - a. **24 SUB 2 – Black Ash Estates (970 Old Colchester Rd) (Parcel ID 037-001-000), Oakdale, CT – Owner/Applicant:** Pachaug Capital, LLC for proposed 13-Lot Re-subdivision. *(Submitted 3/28/24, Date of Receipt 4/23/24, PH must open by 6/27/24)* **(RECEIPT ONLY)**
  - b. **24 SITE 3 – 1492 Hartford New London Turnpike (Parcel ID 005-027-000), Oakdale, CT – Owner/Applicant:** Jeff Daniels for proposed processing, material storage and equipment storage facility and associated site improvements *(Submitted 4/10/24, Date of Receipt 4/23/24, DRD 6/27/24)*. **(RECIEPT ONLY)**
  - c. Commission review of FY25 Capital Improvement Budget.
  - d. Appointment of Planning and Zoning Commission Representative to the Regional Planning Commission
  - e. Endorsement of Community Investment Fund (CIF) Planning Grant Application
10. **Zoning Matters:** ZEO Report.
11. **Land Use Director Report.**
12. **Other Business:** None.

13. **Correspondence:** None.
14. **Executive Session:** None.
15. **Adjournment.**